

Historic District Commission Minutes  
Thursday, January 2, 2020

The meeting was called to order by Chairman Leshner at 6:00 pm in the Meeting Room of the Edgar M. Bosley, Jr. Municipal Building (Town Office), 300 Mill Street. Present were members: Jim Fulton, Lesley Potter, Walda DuPriest, staff Kim Shellem and Bill Gilmore . Member Glenn Fong joined the meeting via phone.

Chairman Leshner thanked past member Marie Martin for her time spent on the Commission and welcomed new member Lesley Potter.

#### REVIEW OF MINUTES

Member Fulton made a motion to approve the December 5<sup>th</sup> minutes as presented. The motion was seconded by Member DuPriest and carried by a vote of 5:0 in favor.

#### ELECTION OF OFFICERS

Member Fulton made a motion to elect Pete Leshner as Chairman; motion seconded by Member Fong and carried on a vote of 5:0 in favor.

Member Pete Leshner made a motion to elect Jim Fulton as Vice Chair; motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

#### OPENING STATEMENT

Chairman Leshner read the opening statement into the record. He then determined that there was a quorum, he then swore in applicants or members of the public intending to testify.

#### OLD BUSINESS

HD-19-672

David Breimhurst  
113 Grace Street

Replace front door

Applicant requests a continuance to the April 2, 2020 meeting

Member Fulton made a motion to continue application HD-19-672 to the April 2<sup>nd</sup>, 2020 meeting. Motion was seconded by Member DuPriest and carried on a vote of 5:0 in favor.

#### NEW BUSINESS

HD-20-680

George Sass  
220 E. Chestnut Street

Fence (wood)

Applicants representative Cathy Hower of Peace of Mind Landscaping is seeking approval to replace a 6' privacy fence/gate along the south property line and install a 3' fence/gate with spaced pickets along the north property line which will match the neighboring property owners' fence. The proposed fence is cedar wood, painted white and in the colonial gothic style pickets.

Chairman Leshner cited Chapter 12- Fences, page 25 of the guidelines noting that when abutting a commercial zone, a 6' tall privacy fence is permitted.

Member DuPriest made a motion to approve application HD-20-680 as submitted. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

Richard Beavers, Deborah Alms and Architect Bill Chesshire of 1140 Cheston Lane, Queenstown, MD presented the application seeking approval to construct an addition to the porch, in-kind/new additions to west side of structure and extend the dormer on the third floor.

Chairman Leshar noted the property is valued as a "C" on the National Register Map and illustrated in Historic St. Michaels by Elizabeth Hughes, page 129 (T-561 circa 1850 Edward Willey house) finding a strict standard of review appropriate. Members concurred.

Applicants provided 3 Waterfront elevation options: A- New porch enclosure, enlarged porch, single entrance, B- Porch expansion, new porch enclosure, C-New porch enclosure. Also included is a rear elevation with proposed additions, and Cherry Street elevation with porch addition and a cross section diagram. Richard Beavers clarified that the intent is to demolish the porch addition and rebuild while maintaining the existing dormer and adding infill.

Several points were discussed: shutters, windows, trim on 3<sup>rd</sup> floor dormer, balustrade, entry door(s) etc. There was no public comment.

Member Fulton cited Chapter 7- Porches , page 20, Chapter 14 – New additions page 27-28 finding no support to approve the proposed expansion of the porch, however, finds elevation C approvable.

Member Fong requested renderings showing divided lights.

Chairman Leshar cited the guidelines in support of the proposed rear addition. He noted that the front proportion of the porch as shown in elevations A/B are character changing thus inappropriate. It was suggested the applicant provide clarifications and the specifics of front and rear windows, shutters and continue research of the original baluster style. As previously discussed, he is in favor of changing the entrance to the side, supports an enclosed porch with a lower rail and no addition of muntin's.

Member DuPriest liked the windows across the front of the porch but could not support the extension of the porch, she asked for additional information.

Member Potter was neutral on the porch extension, supportive of the rear elevation and metal roof (depending on the roof pitch) and finds elevation A most appropriate with glass and balustrade.

Chairman Leshar summarized the following approvable items with the following motions:

Chairman Leshar made a motion to approve the **rear elevation** as proposed with the clarification that the shed dormer infill is set back from the front plane of the gable dormer and with trim filled out in the shed dormer. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.

Chairman Leshar made a motion to approve the **side elevation** without the porch extension (see file copy exhibit 7). Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

Chairman Leshar made a motion to approve the **front elevation** C – "Fenestration pattern as proposed" (no muntin's, asphalt shingled roof, no porch extension) with the 1<sup>st</sup> floor porch enclosure as shown in elevation A. Motion seconded by Member DuPriest and carried on a vote of 3:2 in favor. Member Fong and Fulton in opposition.

Chairman Leshar made a motion to **continue** discussion of windows, muntin's, door/hardware, baluster style, shutter specifications and lighting style to the February 6<sup>th</sup> meeting. Motion seconded by Member DuPriest and carried on a vote of 5:0 in favor.

Chairman Leshar made a motion to **continue** the review of site plan for parking area and area beyond to a later date. Motion seconded by Member Fulton and carried on a vote of 5:0 in favor.  
Mr. Beavers agreed to supply a revised site plan.

Discussion: Concept plan: Five Gable Inn- 209 N. Talbot Street

Architect Charles Goebel and applicant Merrin Erkiletian gave a brief presentation of the pending acquisition of the 4 buildings located at 200-202, 204 and 209 N. Talbot Street and proposed renovations. The facility currently has 20 beds, spa, pool and retail. The planned renovations will be mostly interior which include a 35 bedroom in the main building, offering food and beverage in the restaurant. As shown on the site plan of conceptual improvements to include the following: (A) Outdoor sitting area, (B) Expand rear of building to accommodate larger bathrooms, (C) Upgrade exterior appearance, (D) New freestanding and building mounted signs, (E) Walkway and restaurant entry, (F) Dining terrace, (G) Expanded entry/porch, ADA ramp, (H) 1<sup>st</sup> floor pool/spa converted to restaurant, 2<sup>nd</sup> floor 2 new guest rooms, (I) Service yard-fenced and landscaped, (J) Plunge pool & spa, shade structure/cabana, (K) Lawn areas to accommodate tents for special events.

Chesapeake Bay Maritime Museum – Fence Gate design

Pete Leshar is seeking feedback regarding the height and material of the proposed swinging metal fence/gate which will be located between the Museum Store and the proposed new Exhibition Building (2021). The fence will be 54" in height and a metal material. It was noted that the Exhibition Building will replace 2 noncontributing buildings on the campus. This entrance will be used for all vehicles. Members were supportive of the proposed fence.

**MATTERS FROM COMMISSION AND STAFF:** A workshop was tentatively scheduled for Monday January 27<sup>th</sup> at 4: P.M. in the town office.

**ADJOURNMENT**

The meeting adjourned at 8:45 pm.

Minutes approved as submitted by a 4:0 vote in favor on 2<sup>nd</sup> day of February 2020.

  
Pete Leshar, Chairman